



Permit Press  
City of San Diego Development  
Services Department  
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PlanFinder Touchtone Line... (858) 581-7171			
PermitFax Line ..... (619) 236-7687			
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Code Enforcement..... (619) 236-5500			
Community Plans ..... (619) 235-5200			
Demolition/Removal/Relocation; Grading; Electrical, Mechanical, Plumbing, Gas Permits; Preliminary Review; Public Improvements; Tenant Improvements; Transportation; Wet Taps; Water & Sewer, Zoning ..... (619) 446-5000			
Development & Permit Information, Submittal			
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Sign Permits ..... (619) 446-5300	Structural Plan Check ..... (619) 446-5300	Traffic Control Plan Check .. (619) 446-5150	Transportation Planning ..... (619) 235-5231
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New Construction, Relocation, Removal, Demolition Inspections..... (858) 581-7111			
Engineering Field Inspections (619) 627-3200			
Service Locations			
Development Services Center, 1222 First Ave.			
Development Services (Building Development Review, Information & Application Services, Land Development Review, Support Services).			
Stadium/Kearny Mesa area, 9601 Ridgehaven Ct., Suite 220			
Development Services Inspection Services:			
Selected permit issuance, reinspection fee payment (checks only), 7 a.m. to 4 p.m., office open to 5. Construction, sign, demolition inspectors.			
City Administration Building, 202 C St. Planning Department (Long Range Planning, Multiple Species Conservation Program, Transportation Planning, Facilities Financing) Executive Complex, 1010 Second Ave. Engineering and Capital Projects Dept., Traffic Engineering.			
Civic Center Plaza, 1200 Third Ave. Neighborhood Code Compliance			
Community Service Centers are located in many neighborhoods, including Clairemont, Market Street, Mid-City, Navajo, Otay Mesa/Nestor, Peninsula, Rancho Bernardo and San Ysidro. Call City Information at (619) 236-5555 for the nearest location and operating hours.			



Save energy, save money:

City of San Diego homeowners may qualify for up to \$875 in rebates for installing energy efficient items in their pre-1978 homes. For more information, visit <http://genesis.sannet.gov/infospc/templates/esd/index.jsp>, or call the City of San Diego at (858) 492-6004, or (858) 694-7000. 🏠

In the know:

The Development Services Department announces the Spring Industry Seminars. On Jan. 31, “Means of Egress-Advanced Topics and Interpretation;” on Feb. 28, “Disabled Access Provision Title-24/Unique Topics;” on March 21, “Row Homes;” and on April 25, “Code Updates-CBC 2001.” All seminars are held at the field office, 9601 Ridgehaven Court, in Kearny Mesa, from 12:30 to 4:30 p.m. Cost is \$75 per seminar, call 619-446-5405 for information or check our web site under News and Updates. 🏠

Don’t wait in line, go online:

Since SimplePermits, issuing permits online via the Development Services web page, was initiated in August 2001, more than 3,795 miscellaneous permits have been processed through the program. However, an average of more than 21,000 miscellaneous permits (mechanical, electrical, plumbing) are issued each year - and all could be obtained over the internet. 🏠

City’s first refrigerated container facility carting cargo at Marine Terminal

San Diego’s first refrigerated container facility is now up and running at the Tenth Avenue Marine Terminal. The San Diego Unified Port District recently completed construction of the 20- acre project for the Dole Fresh Fruit Company. Working closely with the City of San Diego, the Port was able to complete this complex project in less than 24 months.

“The planning and permit process worked well,” said Port MaritimeProject Analyst Stuart Farnsworth. “It’s really a win-win environment for the San Diego region. It’s a great thing for the maritime business and the regional economy.”

Operating under a long-term lease agreement, Dole’s facility will be used to import fresh bananas, pineapples and other perishables in 40-foot-long, self-contained refrigerated containers. These containers can be loaded directly onto over-the-road chassis for highway transportation to inland wholesalers and retailers. The permitting process for the project was complex, and City Development Services Department staff worked closely with the other agencies to facilitate the process and coordinate the intricacies of creating this facility. Development Services Project Manager Morris Dye took the lead on the permitting process, working with Project Manager Pete Lynch.

“The Development Services Department played an important role in this process because of the short time line and the many hurdles in dealing with utility items that needed to be handled,” said Dennis F. Kelly, vice president of Dole’s United States Ports and Terminals Operations. “Going through the permitting and construction process would be difficult for anyone to complete in such a short time period. It would have been very difficult without the City working to keep people together.”

This refrigerated container facility provides approximately 590 parking stalls for 40-foot long over-the-road refrigerated container trailers and the capacity to stack an additional 224 refrigerated containers that have not been mounted on a chassis. Approximately 500 electrical outlets provide power to the refrigerated container compressor motors while they are waiting to begin the journey inland. A container wash, 10,000 square foot maintenance and office building and USDA inspection area are also provided by this project.

“The City’s Development Services, Community and Economic Development, and Property departments worked closely with Port District Staff to process permits and resolve challenges encountered during construction,” said Port Engineer Alan Redmon. “This successful project results from the on-going spirit of cooperation between the City of San Diego and the San Diego Unified Port District and will benefit the region for years to come.”

The first ship to be offloaded was the Dole Ecuador, which arrived on Oct. 26, 2002. This ship delivered containers of bananas and pineapples that were promptly offloaded. Empty containers were then loaded back onto the ship and transported back to foreign ports where they were re- stocked for the ship’s return to San Diego.

“This unique project required special guidance by Development Services staff to negotiate the safety issues, easement relocation and coordination between agencies,” said Development Services Director Tina Christiansen. “This is an important project for the Port and the City from an economic perspective and I am glad we were able to help them through the process.

Several designers and construction contractors worked closely together to design and build this facility in less than 24 months. These firms included Han Padron Associates, Clauss Construction, Granite Construction Company and Taylor Ball Construction. Each of these firms had multiple subconsultants and subcontractors from the local community. RE Staite was the contractor responsible for deepening the berths that will be used by the deep-draft ocean-going Dole vessels. The total investment made in this project is approximately \$27 million which included the purchase of a new Gottwald mobile harbor crane. 🏠



(Photo By Dale Frost)  
Development Services helped Dole and Port complete complex project on time.



## Fee study underway:

The Development Services Department is currently conducting a fee study to determine what adjustments are necessary to the current fee schedule. The fee study is needed to streamline fee administration and better recover the costs incurred by the department in processing permits. As an “enterprise fund” in the City of San Diego, the department’s development review process funds its operations through fees paid by applicants. Any proposals to the fee structure must ultimately be approved by the City Council. See upcoming issues of Permit Press for updates on this process. 🏗️

## Template tip:

Plan cover sheet templates are available on the Development Services web page. Use of these templates can speed up plan processing time by reducing the number of plan corrections. Just download the file that applies to your project - commercial, residential or tenant improvement - and use this as a guide. Simply add the needed project information to the predefined location and refer to the plan set in the sheet index. 🏗️

## Note from the editor:

Welcome to the new Permit Press newsletter. We hope you find the new design appealing and easy to read, but most importantly we hope you find the newsletter useful. The Permit Press was launched more than a decade ago by Jack Brandais, and has continued to inform people about the City’s services for construction and development. Permit Press is distributed every other month, and provides important updates on codes, regulations and details about the services we offer. Please email any newsletter suggestions to me at [cqueen@saniego.gov](mailto:cqueen@saniego.gov). Be sure to check out all that’s available on our web page, at [www.sandiego.gov](http://www.sandiego.gov). Just select ‘Development Services’ from the ‘Business’ or ‘Department’ headings. Happy New Year, Cynthia Queen, Permit Press Editor

## List of Unreinforced Masonry Buildings posted

### Outreach intended to assist with public safety and retrofitting requirements

As part of ongoing public safety efforts, the Development Services Department has posted the list of noticed Unreinforced Masonry Buildings (URM) on the City’s web page. Unreinforced masonry buildings are hazardous buildings that may collapse when subjected to earthquake forces due to the lack of reinforcing steel connecting the various elements of the masonry wall together.

**Adopted by City Council on Nov. 9, 1992, the “Earthquake Hazard Reduction In Existing Buildings” ordinance established a program for mitigation of seismic hazards associated with buildings containing unreinforced masonry bearing walls.** The ordinance requires some mandatory strengthening of all Unreinforced Masonry (URM) buildings and contains trigger mechanisms which may lead to total seismic retrofit (see the reference for complete regulations).

In general, the ordinance requires that the building owner shall, within five years after being noticed by the department, remove, stabilize or brace any parapets and other external hazards. Additional seismic strengthening may be required based upon triggering mechanisms tied to remodeling, renovation or change of occupancy. Most buildings were noticed on Jan. 1, 2001.

URM buildings falling within the scope of regulations published in Chapter 14 Article 5 Division 4 of the San Diego Municipal Code addressing unreinforced masonry bearing wall buildings, were constructed prior to March 24, 1939. This section of the municipal code can be found at <http://clerkdoc.sannet.gov/legtrain/mc/MuniCodeChapter14/Ch14Art05Division04>.

The URM list was compiled as a result of a very limited visual survey of buildings in 1989 which were identified on SANBORN maps as containing any type of masonry construction in any form. The list has since been revised to reflect demolished buildings or buildings demonstrated not to contain load bearing URM walls. The web page listing includes all buildings noticed on or after Jan. 1, 2001.

Based upon site observations and our review of records and existing data files, the buildings noticed are presumed to be URM and are therefore regulated by the ordinance. Building owners may hire a California registered engineer or architect to perform a building survey and to submit a report to Development Services demonstrating that the noticed building does not fall within the scope of the URM regulations.

**The list is being published to aid architects, engineers and contractors in identifying the URM buildings and to aid City staff in identifying buildings that were inadvertently noticed based on the limited survey and lack of response from the building owner of record to an informational mailing sent in 1991.** The list can be found at [www.sandiego.gov](http://www.sandiego.gov), by selecting “Development Services” from the Business heading, and then selecting “Construction Industry Professionals.” The Unreinforced Masonry Buildings List is located under the “Codes and Specifications” heading.

If a building owner feels that this determination has been made in error, or that the building has already undergone seismic strengthening which complies with the ordinance, owners are requested to contact the department so that we may update your file. Upon completion of any phase of the ordinance’s strengthening requirements, permit applicants are encouraged to submit documentation to the URM program coordinator so that our records can be updated. For more information please contact Ali Fattah, the acting URM program coordinator, at (619) 446-5092 for more information. 🏗️

## San Diego City Council Adopts Strategic Framework Element

### Decision marks a shift in how the City will address future growth

On Oct. 22 the San Diego City Council chose a new direction in guiding the City’s future by approving a comprehensive plan to enhance our older neighborhoods and improve quality of life for San Diegans. In a 6-3 vote, the City’s Strategic Framework Element and accompanying Five-year Action Plan were adopted as an update to the City’s 20-year General Plan.

“Adoption of the Strategic Framework Element and Action Plan by the Council is a milestone for our city,” said Planning Department Director Gail Goldberg. “The Element provides a framework to address growth and many of the issues San Diegans care about by enhancing our existing neighborhoods. The Action Plan will implement these goals and help identify other steps necessary to carry this fundamental shift in thinking forward. Much work lies ahead as we prepare to select pilot village demonstration projects, determine how to address our existing facilities shortfall and ultimately implement the program through community plan updates.”

**The Element includes the City of Villages, a citizen-developed strategy to address growth and improve existing communities by combining housing, commercial, employment centers, schools and civic uses together in areas where a high level of activity already exists.** Connecting villages with an improved transit system, such as MTDB’s proposed Transit First initiative, would help villages reach their full potential.

“For builders and developers, this provides great opportunities to create important additions to our existing neighborhoods,” said Development Services Director Tina Christiansen. “We are working on developing incentives to make this effort more viable for the industry.”

The City began accepting applications from interested communities who want to be considered for a pilot village demonstration project in December. Each pilot will demonstrate how the village concept can evolve, be built, and function within the neighborhood it is located. The City will partner with communities, agencies, property owners and developers to implement these “working examples” of the City of Villages. Each pilot project will be built to show how the strategy can be implemented citywide. **Applications are available online.**



The Strategic Framework Element is the result of an extensive public involvement process that began in 1999. This effort has included a 40-person citizens committee and involved thousands of San Diegans in more than 200 public forums, workshops, and local planning group meetings. Citizens became involved early on and identified their concerns, such as traffic congestion, urban sprawl, a shortfall in public facilities and infrastructure, environmental degradation, and housing affordability.

The feedback received from residents, agencies, organizations, businesses, developers, the arts community, environmental groups, the financial community and others helped identify the City of Villages as the preferred alternative to be included within the Element.

**For more information about the Strategic Framework Element and Action Plan, please call the General Plan Hotline at (619) 235-5226.** Additional information about the Strategic Framework Element and Action Plan, and pilot village applications, can be found online at [www.sandiego.gov](http://www.sandiego.gov). Click “Services” and choose “City of Villages Planning Strategy.” 🏗️

## New design standards for water quality available on web

### All projects now subject to new provisions

Storm water pollution is a problem that affects all of us. With a growing population and hundreds of square miles of urbanized development, keeping our waters clean from pollutants has become increasingly difficult. To minimize pollution of our beaches, bays, and watersheds, the City of San Diego and other jurisdictions within San Diego County have established new regulations requiring that urban runoff pollution issues be addressed in the development planning for public and private projects.

In addition to considering alternative site design approaches and instituting source controls (i.e. methods to keep pollutants out of contact with storm water), structural treatment devices or storm water Best Management Practices (BMPs) will be required. **Specific BMP examples include biofilters (e.g. grass swales), detention basins, infiltration basins, wetlands, drainage inserts, filtration systems, and hydrodynamic separator systems.** These structural treatment devices are relatively new to our area but have been used in other parts of the nation for years.

Some of you may recognize these new regulations as the State’s mandated Standard Urban Storm Water Mitigation Plan or SUSMP (pronounced “sue sump”). The SUSMP provision is included in the reissued Municipal Storm Water Permit for San Diego County that was adopted by the California Regional Water

## Halbert named Assistant Director

Department Director Tina Christiansen has announced that Gary Halbert will be re-joining the Department as the new Assistant Director for Development Services, effective Jan. 13, 2003.



Halbert has most recently served as the Chief Deputy Director for the City of San Diego Planning Department, and as Deputy Director for the Land Development Review Division of Development Services before that. Halbert is a professional traffic engineer and has 23 years experience with the City of San Diego. He holds a master’s degree in Public Administration from San Diego State University and a bachelor of science degree in Systems Science from UCSD. 🏗️

Quality Control Board in February 2001. The San Diego Regional Board approved the Model SUSMP in June 2002. Local implementation was required within 180 days from adoption of the Model.

The City of San Diego’s new Storm Water Standards Manual establishes these new regulations and provides information to applicants for projects processed through the Development Services Department on how to comply with the permanent and construction storm water quality requirements for new development projects in the City of San Diego. **Beginning Dec. 2, 2002, all projects will be subject to the provisions of the new standards. The document can be accessed on the City’s web site at [www.sandiego.gov](http://www.sandiego.gov), by selecting Development Services, then News and Updates.** For further information, contact Senior Civil Engineer Mohammad Sammak in the Land Development Review Division at (619) 446-5292. 🏗️

Development Services Department			Planning Department		
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